

**GOVERNMENT OF ANDHRA PRADESH
ABSTRACT**

TOURISM - Allotment of Land and grant of incentives to M/s Maira Bayview Resorts for Development of Large Amusement Park cum Resorts at Tallapalem, Machilipatnam, Krishna District as per the provisions of Andhra Pradesh Tourism Policy 2024 -2029 - Orders - Issued.

YOUTH ADVANCEMENT, TOURISM AND CULTURE (TOURISM) DEPARTMENT

G.O.MS.No. 43

Dated: 13-11-2025

Read the following:

1. G.O.Ms.No.17, YAT&C (T) Department, Dt:10.12.2024.
2. G.O.Ms.No.1, YAT&C(T) Department, Dt:11.03.2025.
3. G.O.Ms.No.26, YAT&C(T) Dept., Dt:25.08.2025.
4. Proposal of M/s Maira Bayview Resorts.
5. Minutes of SIPB meeting held on Dt:7.11.2025 received from I&C (P&I) Dept., Lr.No.2624402/2024/P&I, Dt:08.11.2025.

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ORDER: -

In the reference 1st read above, Andhra Pradesh Tourism Policy 2024-2029 has been issued with an aim to create a robust ecosystem that fosters private investment growth by streamlining approval processes, offering incentives and implementing investor-friendly policies, specially focusing on developing anchor destinations to serve as key hubs, attracting both Domestic and International tourists. In the G.O 2nd read above, the Andhra Pradesh Tourism Land Allotment Policy 2024-2029 has been formulated. It is a supplement to Andhra Pradesh Tourism Policy 2024-2029. The aim of the Land Allotment Policy is to ensure the efficient use of Government-owned land for the development of tourism infrastructure such as hotels, resorts, MICE facilities, wellness centres, amusement parks etc., In the G.O. 3rd read above, Addendum to the Andhra Pradesh Tourism Land Allotment Policy 2024-2029 has been formulated dealing with certain provisions.

2. As per land Allotment policy, the details of various land parcels available with APTA have been notified in the website and advertisement also has been issued requesting the interested parties to apply with DPRs. In the reference 4th read above, M/s Maira Bayview Resorts have submitted an investment proposal for Development of Large Amusement Park cum Resorts at Tallapalem, Machilipatnam, Krishna District with an investment of Rs.157.53 Crores with the potential to create employment for 380 people directly. They have requested for providing Land and incentives as per the A.P.Tourism Policy 2024-2029.

3. The above proposal was placed before the State Investment Promotion Board (SIPB) in its meeting held on 7.11.2025 with the recommendations of State Investment Promotion Committee (SIPC) in its meeting held on 4.11.2025. In the reference 5th read above, the SIPB has recommended for allotment of 20.00 acres land in Sy.No.556/2 of Tallapalem Village, Machilipatnam Mandal, Krishna District subject to certain conditions and reimbursement of 100% net SGST for a period of 10 years or up to realization of 100% fixed capital investment, whichever is earlier and to sanction other incentives as per Andhra Pradesh Tourism Policy 2024-2029.

(Contd..2)

4. Government, after careful consideration of the recommendations of the State Investment Promotion Board (SIPB) in its meeting held on 7.11.2025 and keeping in view the provisions of Andhra Pradesh Tourism Policy 2024-2029, hereby grant the following incentives to M/s Maira Bayview Resorts for Development of Large Amusement Park cum Resorts at Tallapalem, Machilipatnam, Krishna District:-

- a) To allot the 20.00 acres land parcel in Sy.No.556/2 of Tallapalem Village, Machilipatnam Mandal, Krishna District for development of Large Amusement Park cum Resort with MAIRA Brand, subject to the preparation of a layout plan clearly demarcating the proposed land parcel and ensuring appropriate beach frontage access to the remaining land parcel.
- b) Exact alignment of the land parcel will be decided based on the survey done by APTA in consultation with the district administration.
- c) The CEO, APTA is authorized to take a decision on the exact land alignment.
- d) Allotment of the land shall be subject to applicable conditions, if any specified by the APTA/APTDC/District Collector/CCLA.
- e) Lease tenure shall be 66 years with an extension for 33 years upon successful operation of the project.
- f) The lease rent shall be 1% of the SRO value per annum, enhanced by 5% in a block of every 3 years.
- g) In case of non-utilization or delay (even after extension, if any), the Government reserves the right to cancel the allotment and resume the land.
- h) The ADP has been recommended as 1% on annual gross revenue. The ADP shall be enhanced by 5% in a block of every 3 years.
- i) Reimbursement of 100% net SGST for a period of 10 years or upto realization of 100% fixed capital investment, whichever is earlier, as being a Large Tourism project.
- j) 10% of Fixed Capital Investment (FCI) capped at ₹10 Crore. The disbursement shall be in 5 equal annual instalments from the CoD.
- k) Electricity charges at industry rates.
- l) Reimbursement of electricity duty for a period of 5 years.
- m) Property Tax, water supply charges, sewage tax at industry rates will be made applicable, only when company apply for the permissions through the single window platform only.

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5. The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada shall take further necessary action, accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**AJAY JAIN
SPECIAL CHIEF SECRETARY TO GOVERNMENT**

To

The Chief Executive Officer, Andhra Pradesh Tourism Authority, Vijayawada.
M/s Maira Bayview Resorts (through CEO, APTA).

Copy to:

The Finance (FMU-GAD.II) Department

The Accountant General, Andhra Pradesh, Vijayawada.

The PS to Secretary to HCM.

The OSD to Minister for Tourism (TC&C)

The OSD to Chief Secretary

The PS to Special Chief Secretary to Government, YAT&C Dept.,

The G.A. (Cabinet) Department

SF/SC (3031069).

// FORWARDED :: BY ORDER//

SECTION OFFICER